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REC'D FOR RECORD Nov. 3 1972 153 O'CLK 9 M SAME DAY RECORDED & EX'D PER ELLIS C. WAGNER, CLK.

THIS MORTGAGE, made this 30th day of October 1972, by

KENNETH M. AUGHENBAUGH, of Frederick County, State of Maryland.

WITNESSETH: WHEREAS, the said KENNETH M. AUGHENBAUGH, now stands indebted unto

JOHN C. KREITZ and HELEN V. KREITZ, his wife, or Order, in the principal sum of FIFTY FIVE THOUSAND DOLLARS (\$55,000.00), as evidenced by their promissory note of even date herewith, with interest from date at the rate of seven per cent (7%) per annum, on the unpaid balance of principal, until paid, said principal and interest being due and payable in monthly installments of Four Hundred Ninety Four Dollars and Thirty Six Cents (\$494.36) each, commencing on the 1st day of December, 1972, and continuing on the 1st day of each month thereafter, until the 1st day of November, 1987, when the remaining balance of principal and all interest shall be fully paid.

Privilege is reserved to prepay this debt in whole or in part, without penalty, at anytime during the term of this Mortgage.

If the alcoholic beverage control license issued by the License Commissioner of Frederick County for the premises secured by this Mortgage shall be acquired by any person or corporation other than the Mortgagor, by voluntary or involuntary grant, assignment, or operation of law or in any other manner, without the Mortgagee's written consent, then the entire principal sum hereunder, together with all accrued interest thereon shall be due and payable, at the option of the Mortgagees.

NOW, THEREFORE, This Mortgage Witnesseth: that for and in consideration of the premises and the sum of Ten Dollars (\$10.00), in hand paid I, the said KENNETH M. AUGHENBAUGH

do hereby grant and convey in fee simple unto JOHN C. KREITZ and HELEN V. KREITZ, his wife, their

heirs, successors or assigns, all of the following described real estate located in Brunswick, Frederick County, Maryland, and designated as all that lot of land having a frontage on the South side of West Potomac Street, in Brunswick, Maryland, of 114 feet, more or less, and a depth of 34 feet, more or less, located just West of the Ford Meadows Building, and being the same real estate which was conveyed to the late John E. Meadows from H. Kieffer DeLauter, Trustees and others, by deed dated July 14, 1919, and recorded in Liber 328, Folio 416, one of the Land Records of Frederick County, Maryland, and being known and designated as #6, #8, #10, #12, #14, #16, #18, #20 and #22, West Potomac Street.

BEING all and the same real estate which was conveyed unto John C. Kreitz and Helen V. Kreitz, his wife, by a deed from Stanley J. Meadows and Katherine R. Meadows, his wife, which said deed was dated September 5, 1968, and recorded among the Land Records of Frederick County, Maryland, in Liber 789, Folio 730.

AND ALSO BEING all and the same real estate which was conveyed unto the Mortgagor herein by a Deed from John C. Kreitz and Helen V. Kreitz, his wife, which said deed bears even date herewith and is recorded, or intended to be recorded, prior hereto among the aforesaid Land Records.

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